



📍 Kajha Millditch, Bratton, Wiltshire, BA13 4SX

🏠 Guide Price £650,000

A generously proportioned detached village bungalow set in incredible gardens and woodlands.

- Spacious Detached Bungalow
- Two Double Bedrooms
- 25ft Triple Aspect Kitchen/Dining/Family Room
- 17ft Sitting Room With Log Burner
- Stylish Modern Bathroom & En Suite Shower Room
- Double Garage & Ample Gated Parking
- Superb Gardens- Plot Approx. 0.85 Acre
- Woodland Backing Onto A Stream
- Elevated Position With Views
- Fabulous Walks On The Doorstep

🏡 Freehold

🏠 EPC Rating D



A wonderful and rare opportunity to purchase a mature bungalow in a truly enviable location with uninterrupted views over its own impressive gardens of circa 0.85 acres and the woods beyond. Ample scope to extend or redesign to your own specific requirements (subject to planning).

'Kajha' is a unique 1950s built single storey home that is ideal for anyone wanting a bit of tranquillity, woodland and countryside all on the doorstep. Set in a commanding elevated position, the property has a good sized layout with an entrance hall with original parquet flooring having oak internal doors leading into an impressive 25ft triple aspect kitchen/dining/family room with tiled flooring, French doors and views over the tree canopy. The kitchen is well equipped with ample cupboards, 2 integrated fridges, a dishwasher, freezer, a 'Rangemaster' with 5 ring induction hob, and granite worktops. There is a dual aspect sitting room with a log burner and attractive granite fireplace. The main bedroom has superb views, a cupboard and it's own stylish refitted en suite shower room. The second double bedroom is also dual aspect and has access to the large loft space (with great potential for conversion). Completing the interior is a contemporary bathroom with underfloor heating and a useful utility room.

Outside, a 5 bar gate opens through to a driveway with parking for up to 8 cars and a double garage with light and power (one half is currently a workshop). There are various spots to sit and enjoy the amazing views over the excellent private gardens; which feature a greenhouse, a large shed, lawns with planted borders, a chicken run and coop, a fun swing seat and 2 further seated areas in the clearing with a fire pit. A meandering walkway goes through a bluebell and snow drop wood down to a small stream. There is a separate vegetable growing area with raised beds and a fruit cage, with a wide variety of trees such as willows, acers, quince, pear, paperback maple and beech.

#### **Situation**

This unique home is situated down a little lane just off of the centre of this popular village nestling under the Westbury Hills. Bratton has a Post Office, village school, public house and church and there are some delightful countryside walks close by up to the historic Westbury White Horse. The neighbouring town of Westbury is some three miles distance with town centre shopping and a very useful main line railway station with services to London Paddington. The large towns of Devizes, Trowbridge, Chippenham, Salisbury, Swindon and Bath are all within a thirty mile radius.

#### **Property Information**

Council Tax: Band E

Services: Oil fired central heating, mains water, drainage and electricity. Bathroom and kitchen have electric under floor heating.

In a Conservation Area



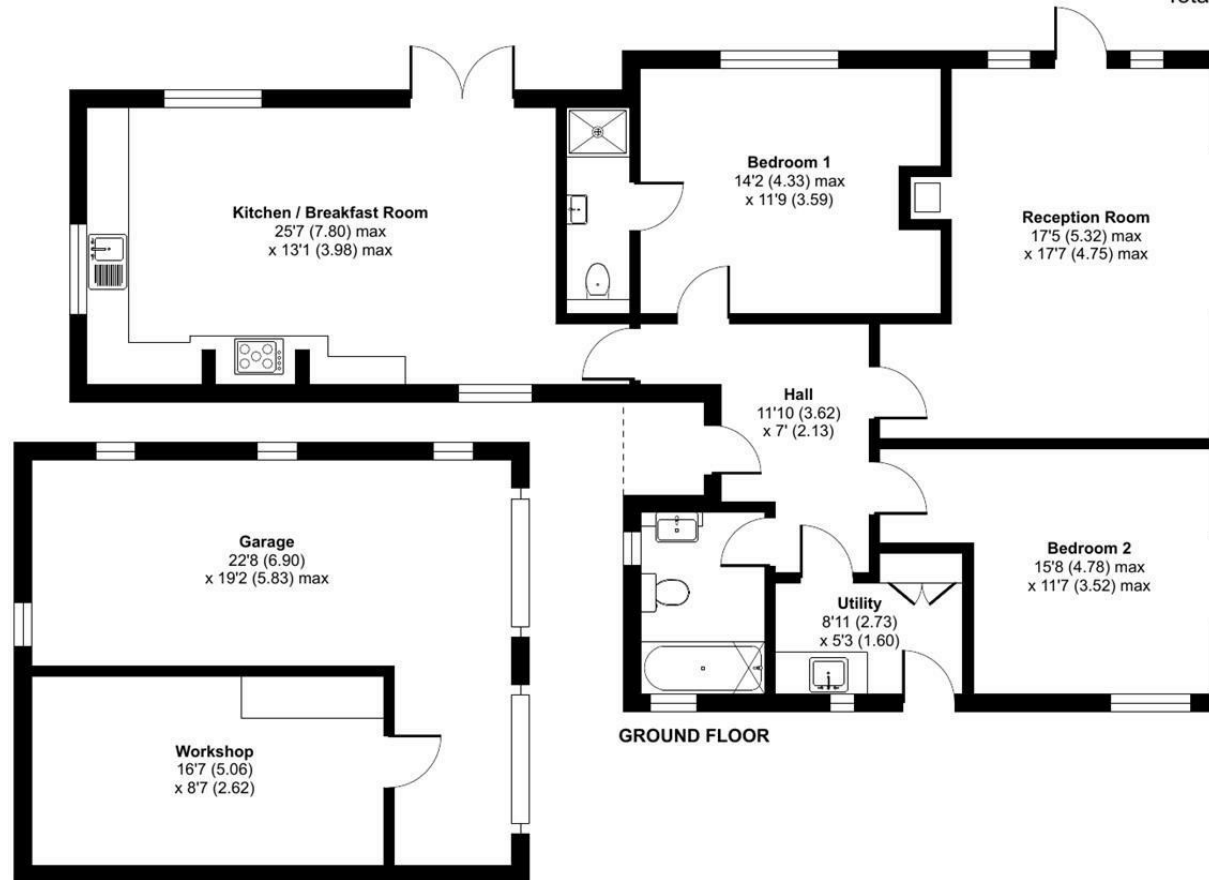
# Kajha, Millditch, Bratton, Westbury, BA13

Approximate Area = 1111 sq ft / 103.2 sq m

Garage = 433 sq ft / 40.2 sq m

Total = 1544 sq ft / 143.4 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Strakers. REF: 1325269

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